



£375,000
46 Cottes Way
Hill Head, PO14 3NL

PROPERTY SUMMARY

Offered with no forward chain and located in a prime position in Hill Head, this well-presented two-bedroom semi-detached bungalow is not to be missed. The property welcomes you with a wide and inviting entrance hallway, leading to two well-proportioned bedrooms, both featuring fitted storage, and a sleek and spacious refitted shower room. The 17ft lounge flows seamlessly into a modern kitchen complete with integrated appliances, while a full-length conservatory to the rear provides additional living space and garden views. Outside, the home benefits from driveway parking for multiple vehicles, wide side access, and a private, well-maintained rear garden. Ideally situated within sought-after school catchments and just a short walk to the beautiful south coast and local amenities, this bungalow offers both convenience and coastal lifestyle. Contact our Stubbington branch today to arrange your viewing and avoid disappointment!





ENTRANCE HALL

BEDROOM 1 13' 7" x 7' 9" (4.14m x 2.36m to wardrobes)

BEDROOM 2 9' 4" x 8' 5" (2.84m x 2.57m)

SHOWER ROOM 7' 9" x 6' 8" (2.36m x 2.03m)

LOUNGE 17' 3" x 11' 7" (5.26m x 3.53m)

KITCHEN 12' 5" x 6' 8" (3.78m x 2.03m)

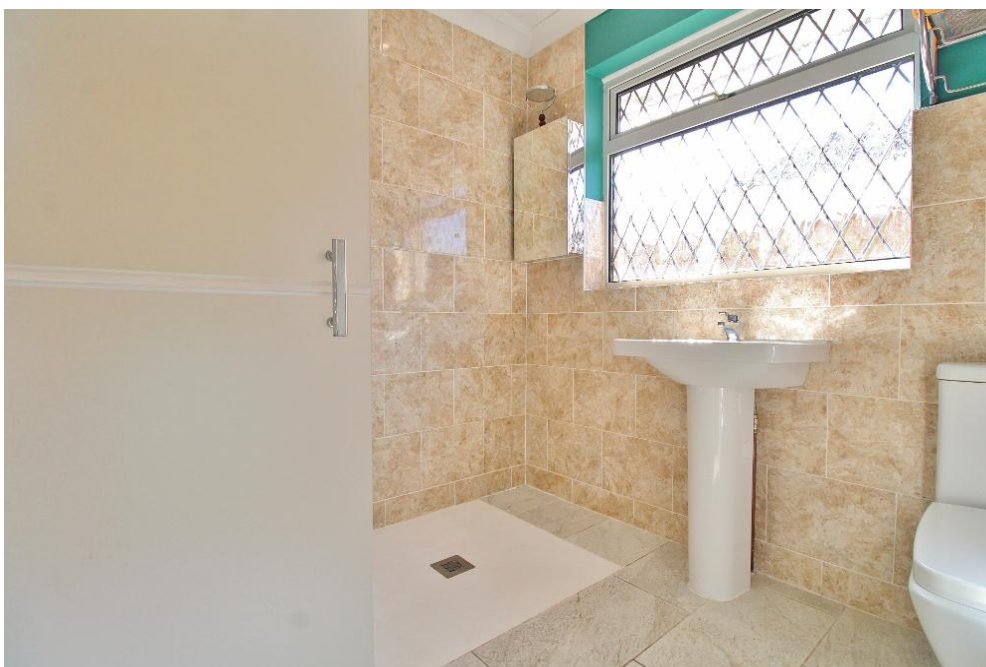
CONSERVATORY 18' 6" x 8' 10" (5.64m x 2.69m)

OUTSIDE

DRIVEWAY

REAR GARDEN

SHED





LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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